

TLHP-2014-0115

TLHP-2014-0116

TLHP-2014-0117

TLHP-2014-0118

106, 108, 110 & 112 EDWARDS FERRY ROAD NE

GC/H-1 Overlay District

Requests for Demolition

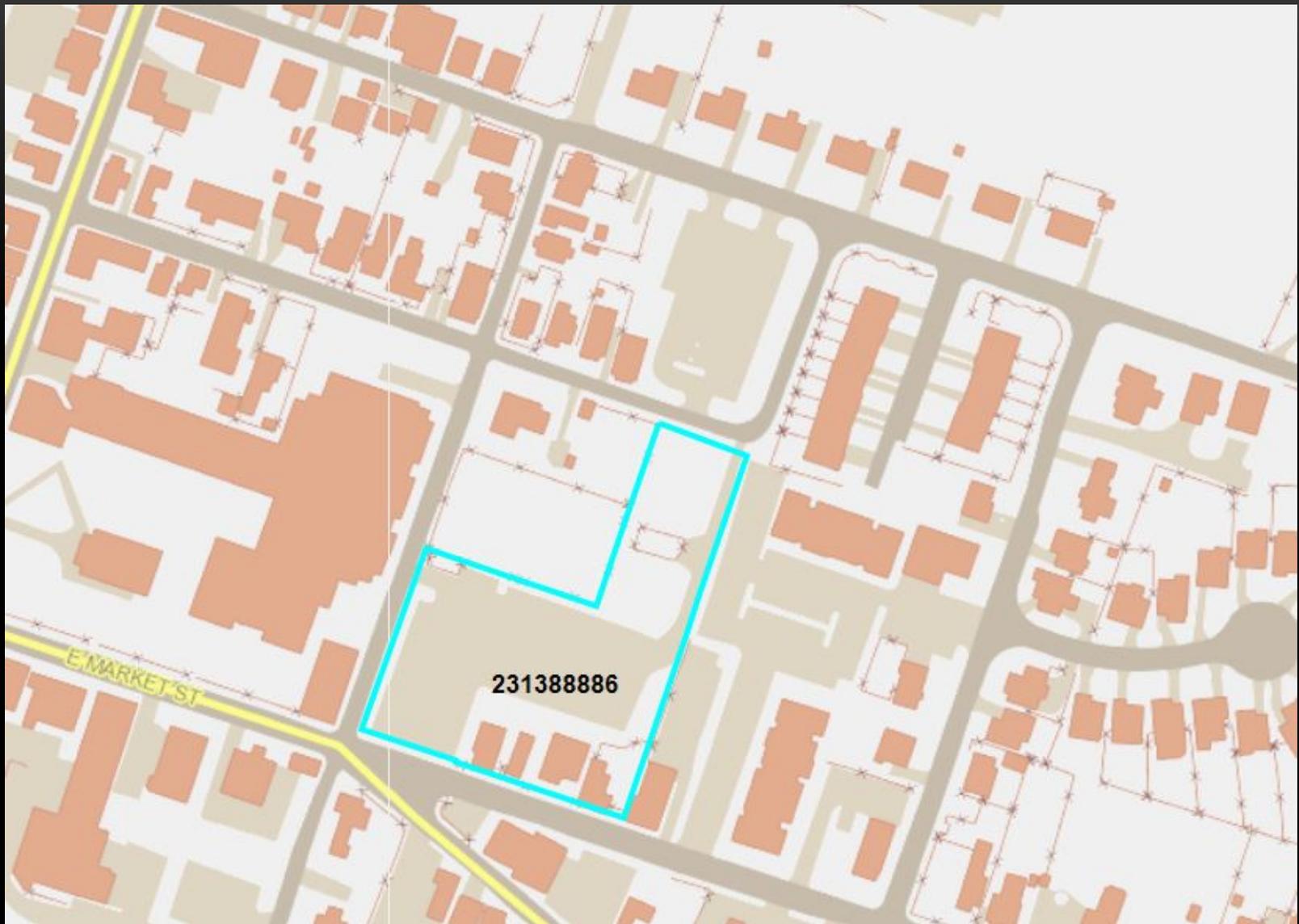
BAR Work Session: Agenda items 5b, 5c, 5d & 5e

The Proposal:

1. Demolish the four (4) contributing historic buildings at 106, 108, 110 and 112 Edwards Ferry Road NE, primary resources in the Leesburg National Register Historic District and locally designated Old & Historic District, to construct a new courthouse facility.



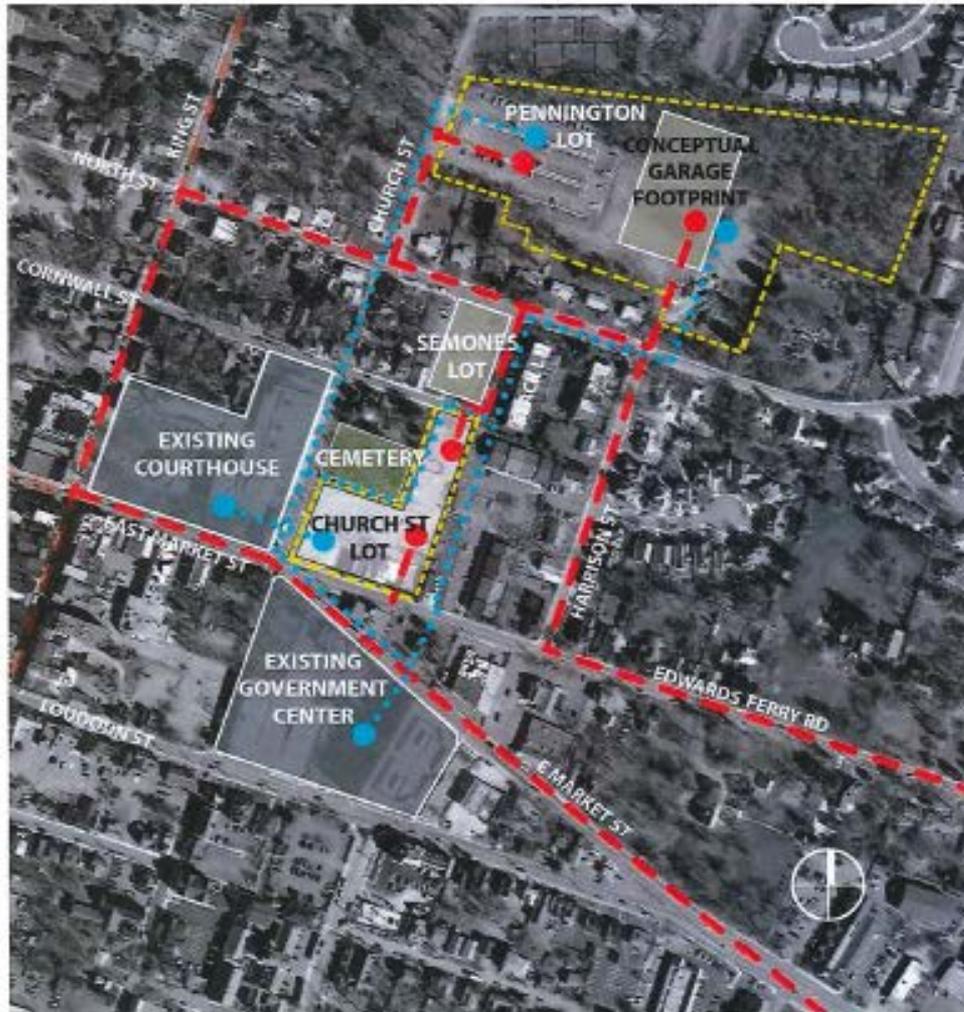
The four buildings on Edwards Ferry Road NE



The four buildings on Edwards Ferry Road NE



The four buildings on Edwards Ferry Road NE



SCOPE

- NEW COURTHOUSE BUILDING
- PENNINGTON PARKING GARAGE
- EXISTING BUILDING RENOVATION
- TUNNEL CONNECTION
- STREETScape FROM PARKING GARAGE TO COURTHOUSE
- REMOVAL OF 4 HISTORIC HOUSES
- VALLEY BANK CONVERSION
- SITE UTILITY RECONFIGURATION
- TRAFFIC IMPROVEMENTS

Scope of work for courthouse expansion



Concept 5D

Proposed Expansion of Courthouse Campus



Concept 5D
Southwest street view – Church Street



Concept 5D
Southeast street view – Edwards Ferry Rd

Proposed New District Courthouse



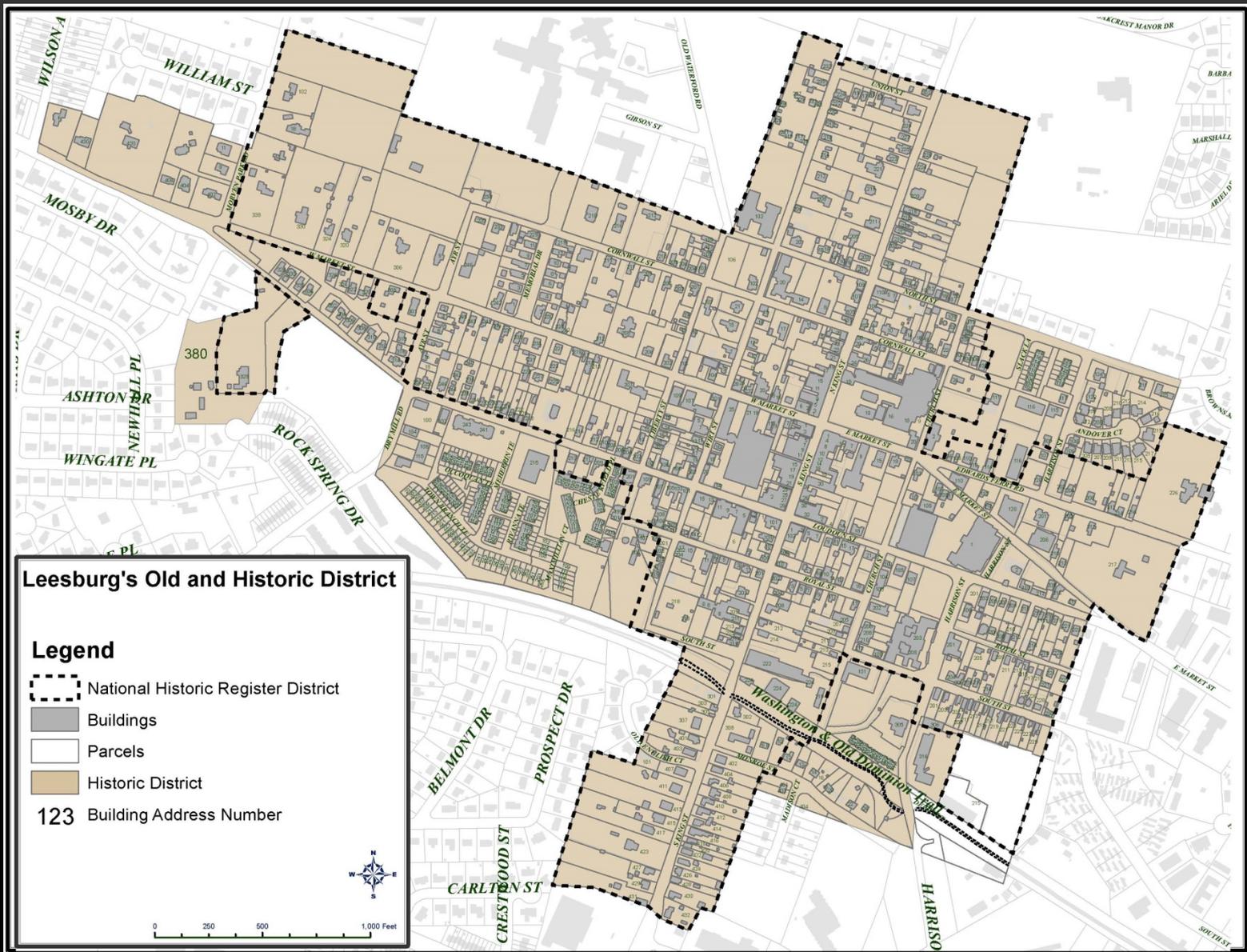
Proposed New District Courthouse

Procedure* for review of demolition requests:

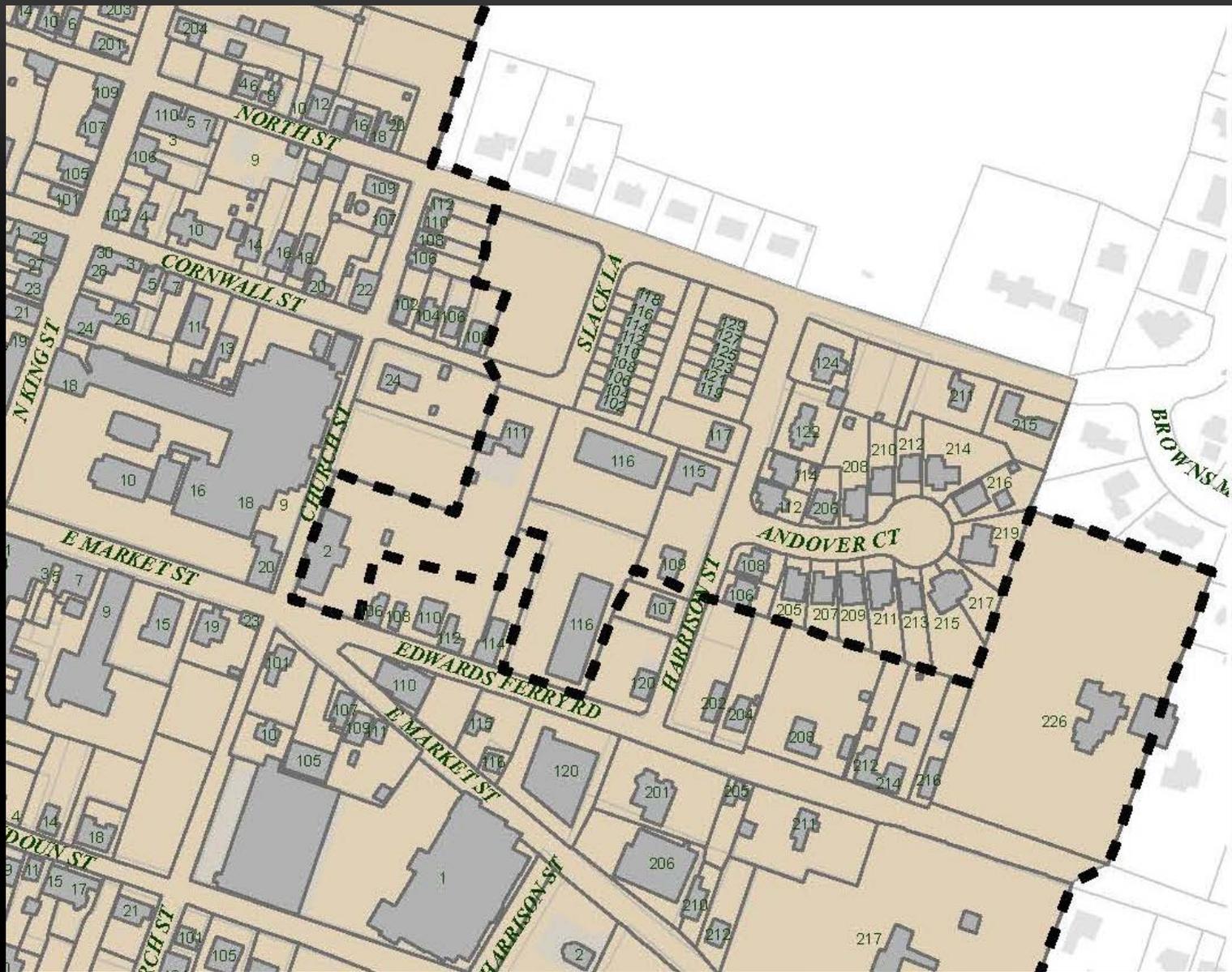
"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

1. Is the building designated 'historic' in the architectural survey?
 - The answer is "yes" for all four buildings.
 - The applicant does not contest this finding.
 - The Leesburg National Register Historic District was designated specifically because the town's *"numerous dwellings and commercial buildings...combine to make Leesburg one of the best preserved and most picturesque communities in Virginia."*

*as per Sections 3.10.1 and 7.5.8 of the ZO and the O&HD Design Guidelines



Leesburg's historic districts



Detail of Leesburg's historic districts

Procedure for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

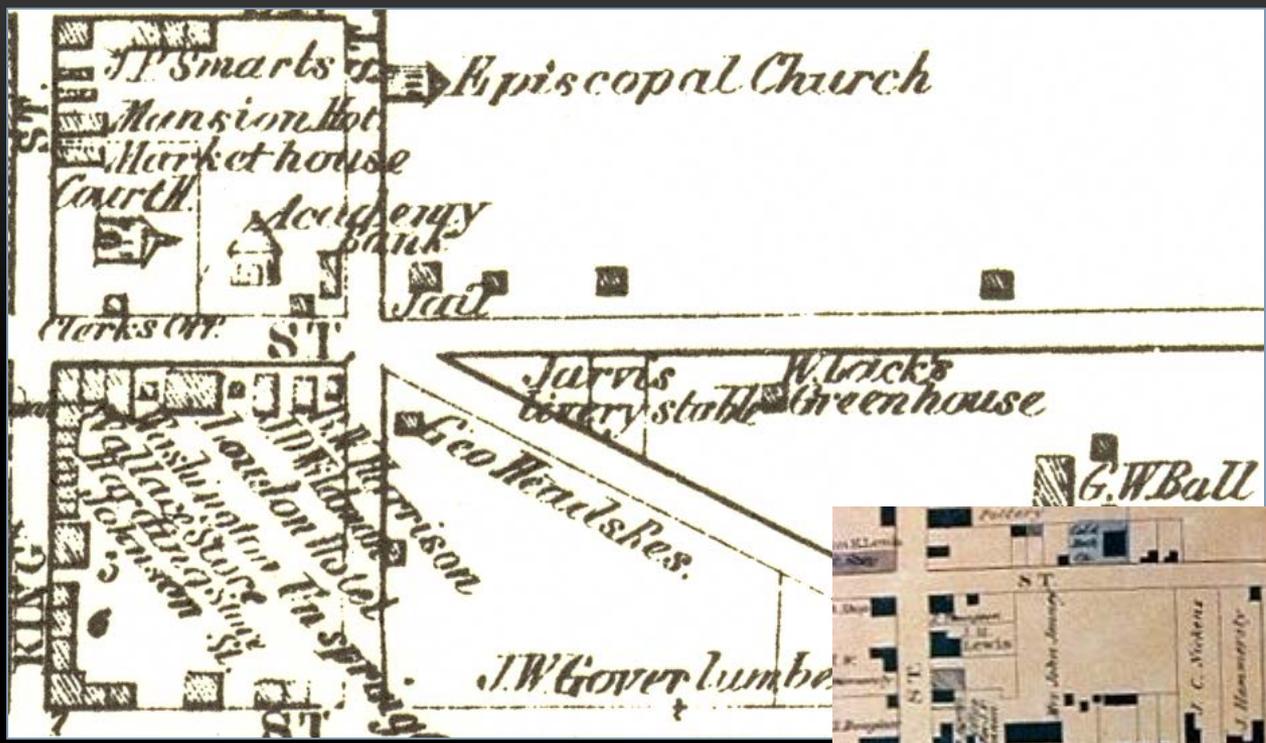
2. If the answer to #1 is "yes", then is it a resource that contributes to the architectural and historic integrity of the property, neighborhood, and historic district?

A property is considered to be 'non-contributing' if it does not have or retain integrity of any of the following:

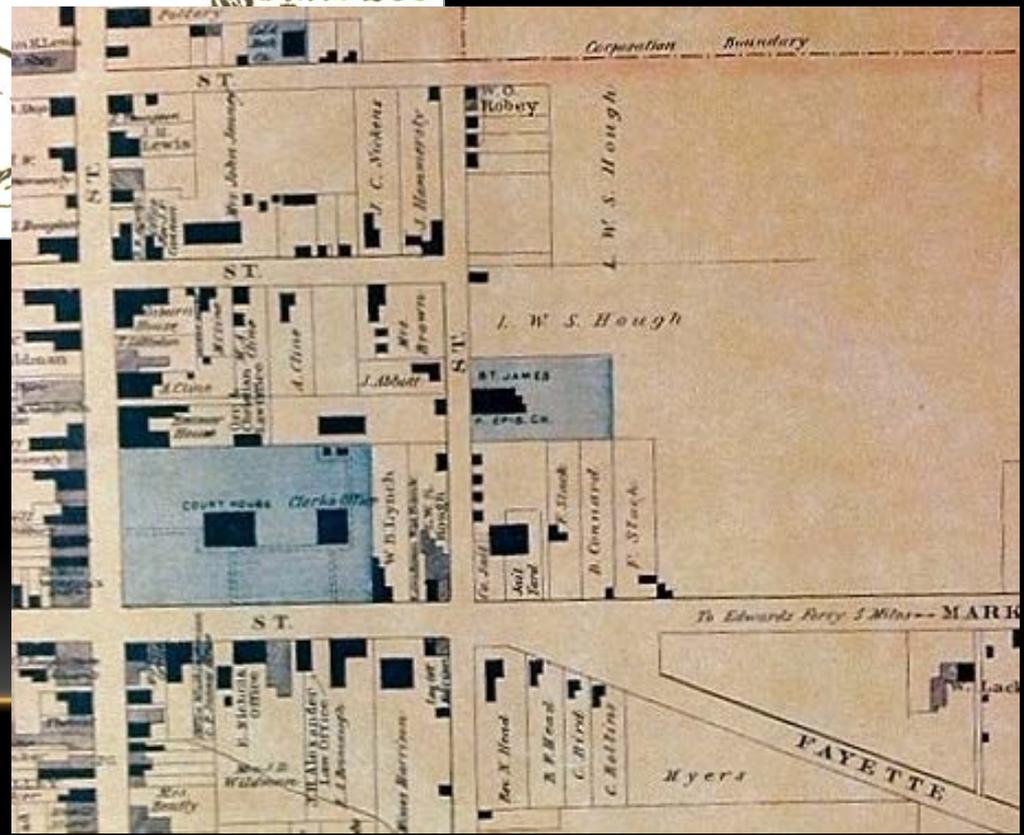
- LOCATION
- DESIGN
- SETTING
- MATERIALS
- WORKMANSHIP
- ASSOCIATION
- FEELING

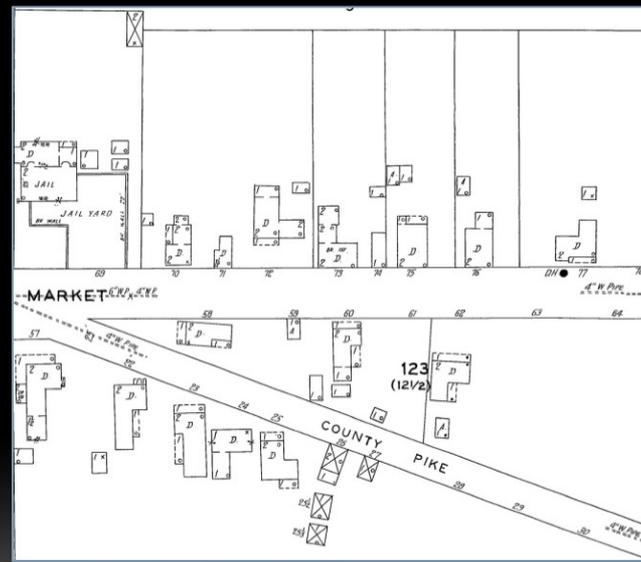
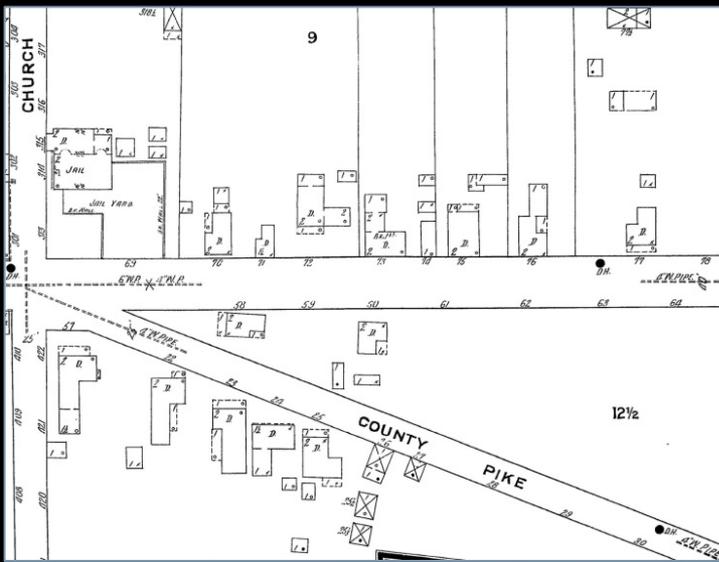
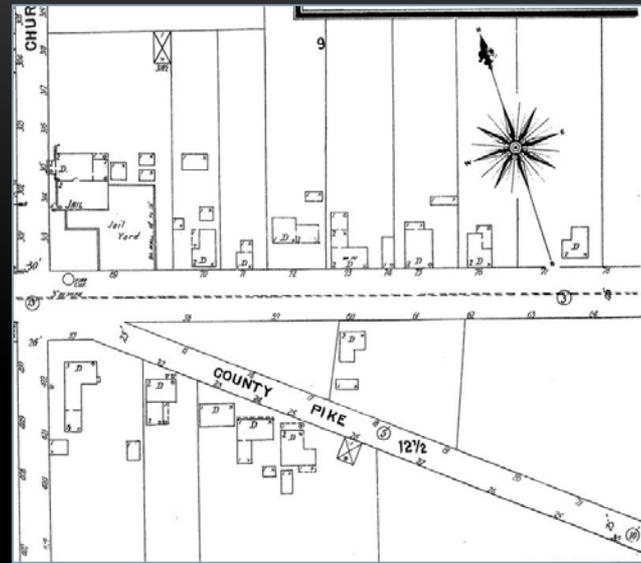
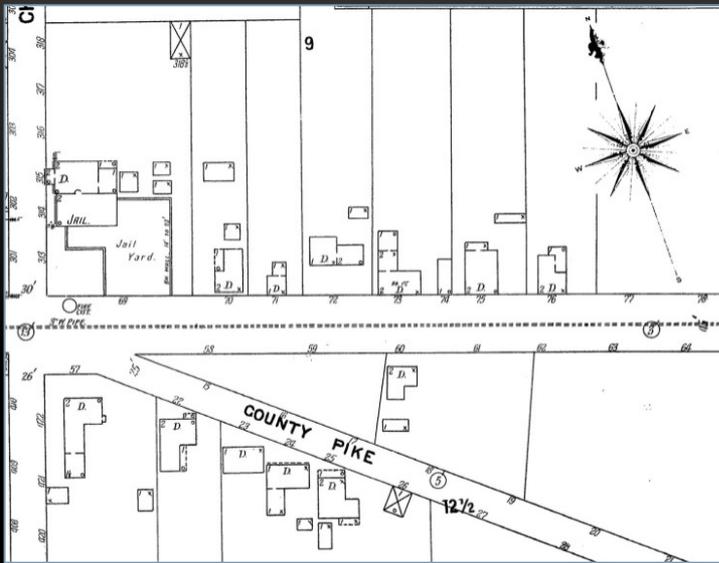
2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - LOCATION – *By being able to interpret the structure in its original location, it is possible to understand why the property was created and its contribution to the broader history of the area.*
-

1854 Yardley Taylor Map of Loudoun County

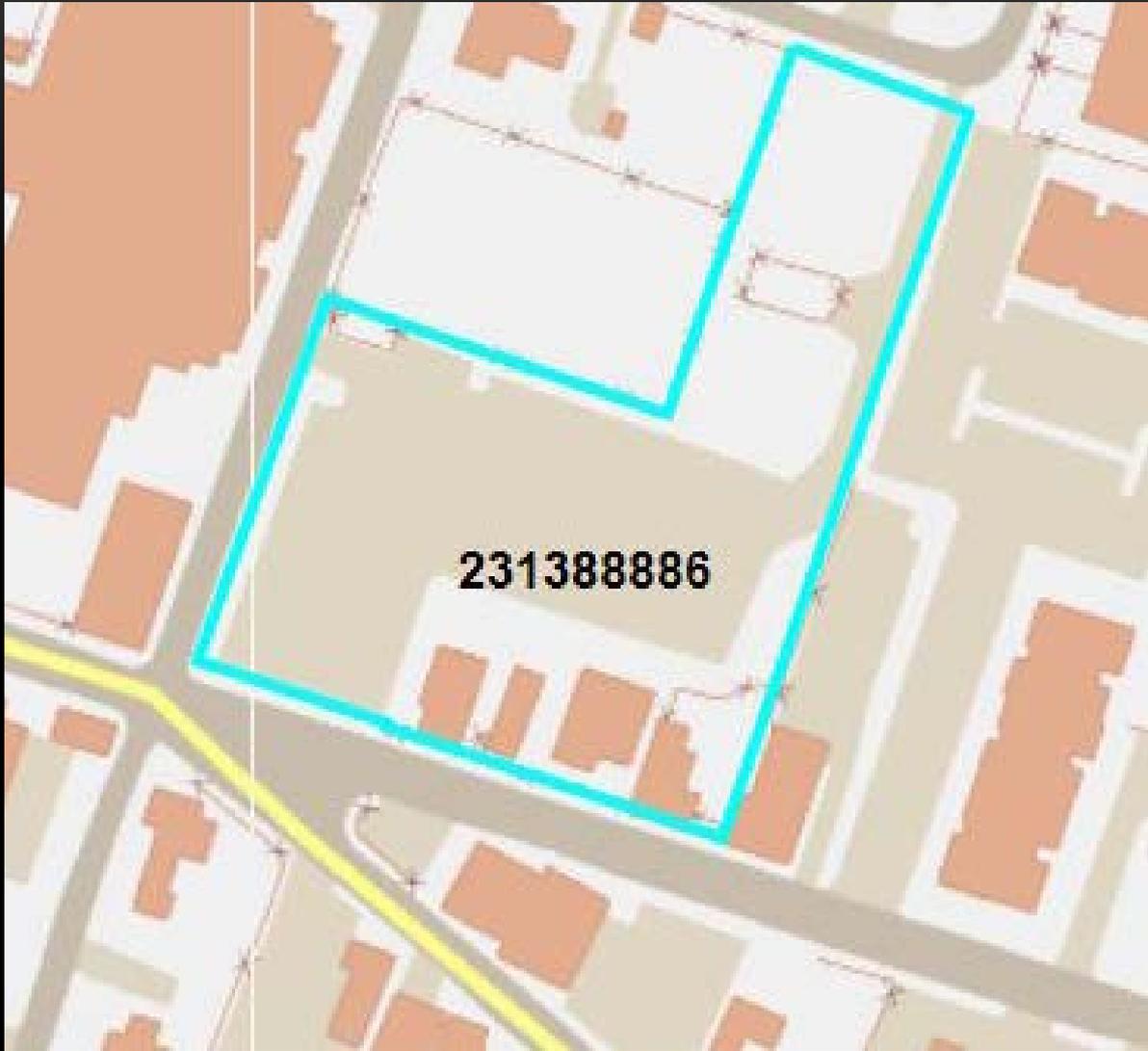


Grey's 1878 Map of Leesburg





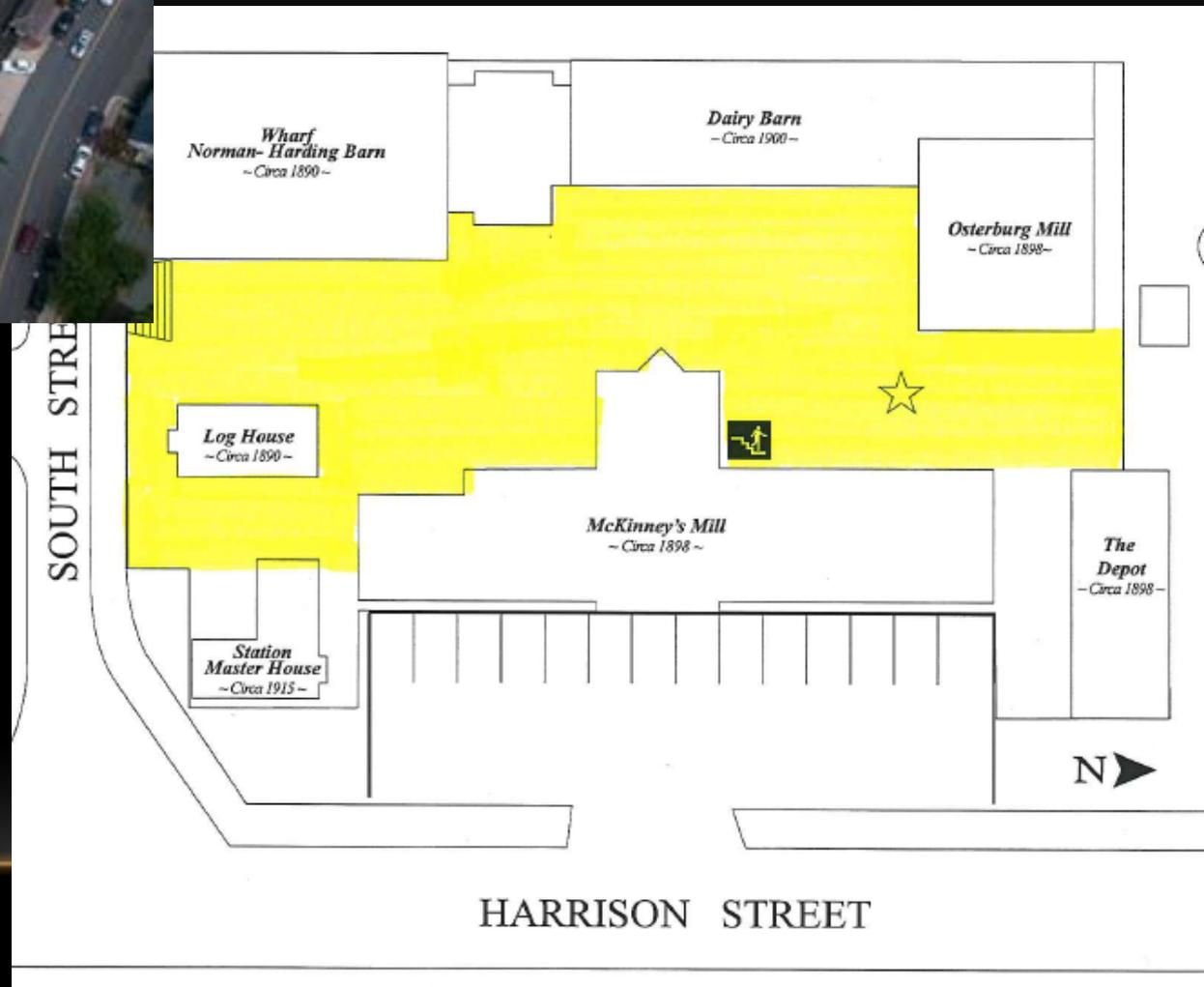
1899, 1907, 1912, & 1930 Sanborn Fire Insurance Maps



231388886

LOCATION:

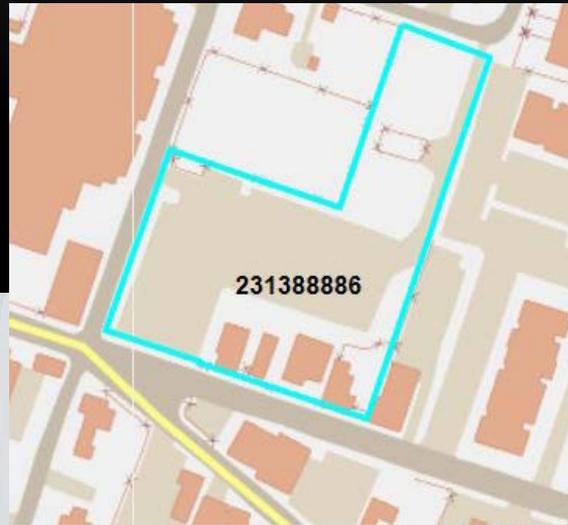
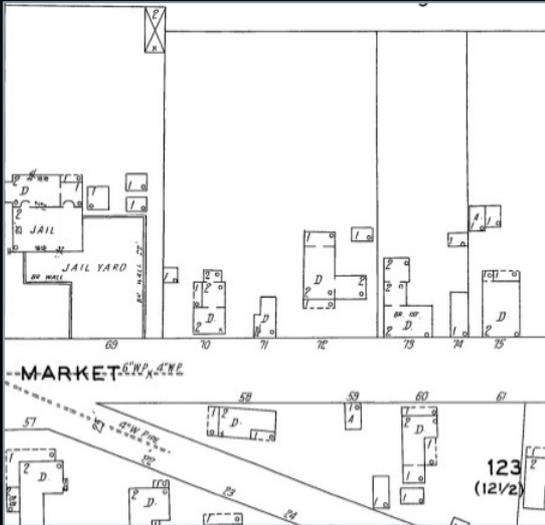
- All 4 buildings currently retain integrity of location.
- Demolition will completely destroy integrity of location.
- Depending on where it is moved, relocation of a building will diminish or destroy integrity of location.
- The proposed courthouse expansion, as currently designed, reinterprets this location.



HARRISON STREET

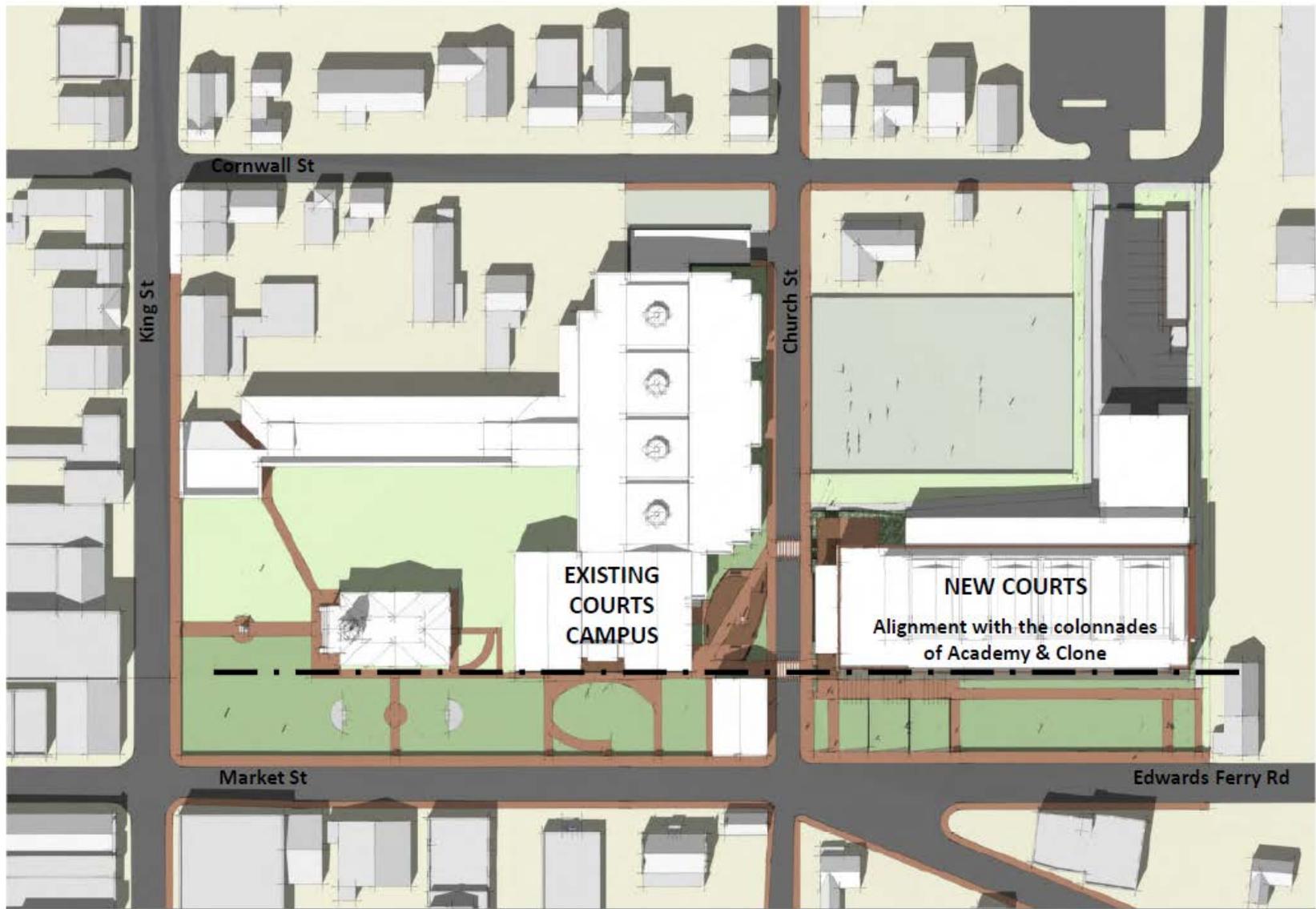
2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - DESIGN – *Defined as a combination of the elements that create the form, plan, space, structure, and style of a property. Integrity of design is applied to historic districts through the way in which buildings, sites and structures relate to one another and the rhythms of the streetscape.*
-

DESIGN: ...combination of the elements that create form, plan, space, structure, and style...the way in which [as] sites and structures relate to one another and the rhythms of the streetscape



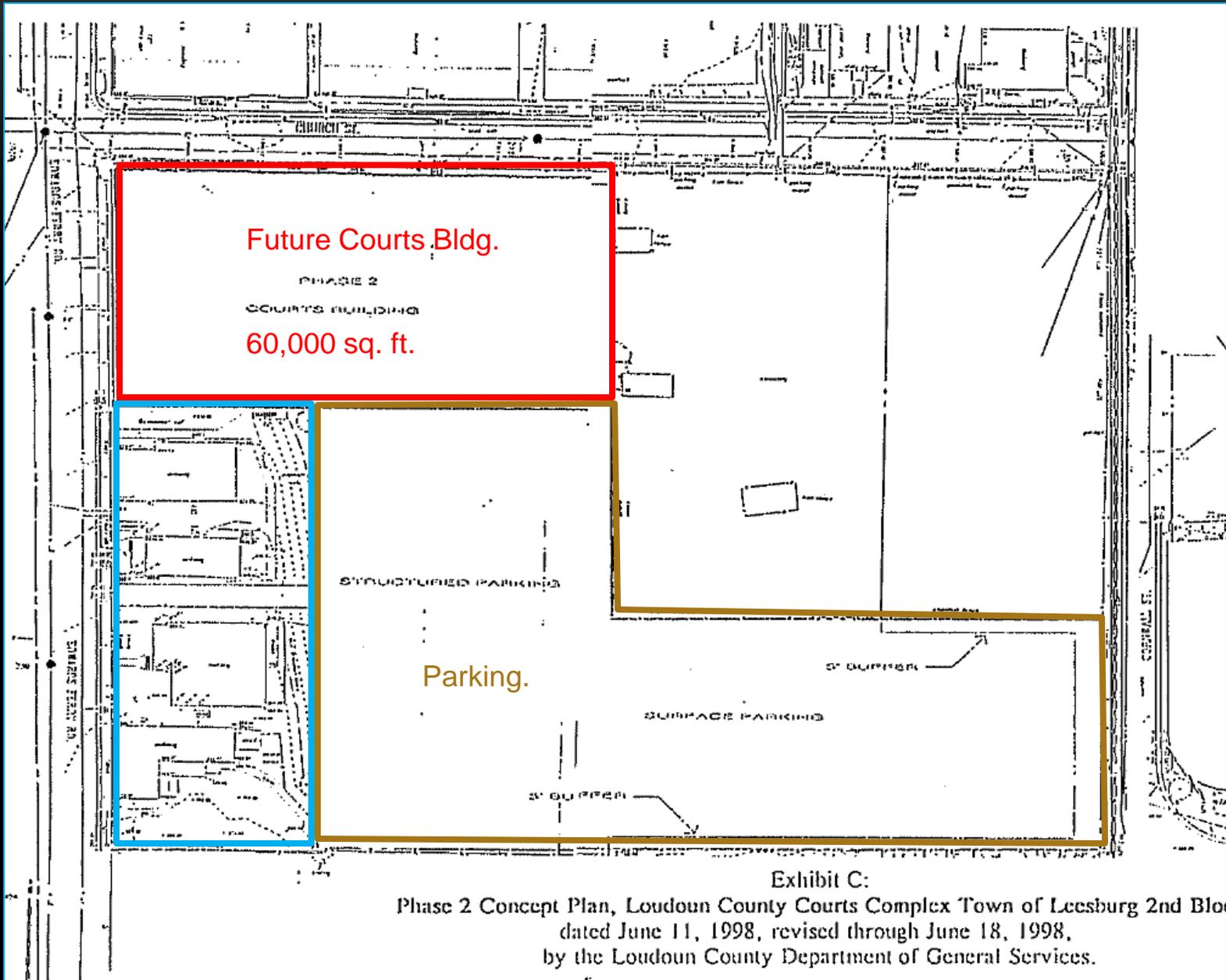
DESIGN:

- All 4 buildings currently retain integrity of design.
- Demolition will destroy integrity of design.
- Depending on where it is moved and how it is modified, relocation of a building will diminish or destroy integrity of design.
- The courthouse expansion, as currently proposed, replaces the existing historic development pattern of buildings and streetscape by introducing the design 'language' of the courts campus in the block to the west.
- The previous courthouse expansion site plan (1998) did not take this approach.



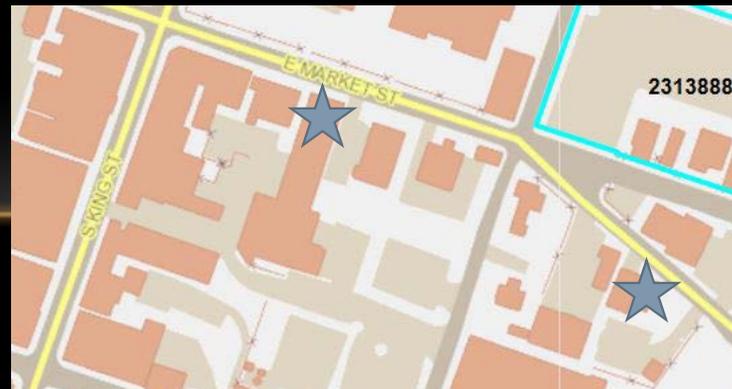
**EXISTING
COURTS
CAMPUS**

NEW COURTS
Alignment with the colonnades
of Academy & Clone



DESIGN:

- Other projects in the immediate vicinity have incorporated historic buildings into the design of new buildings.



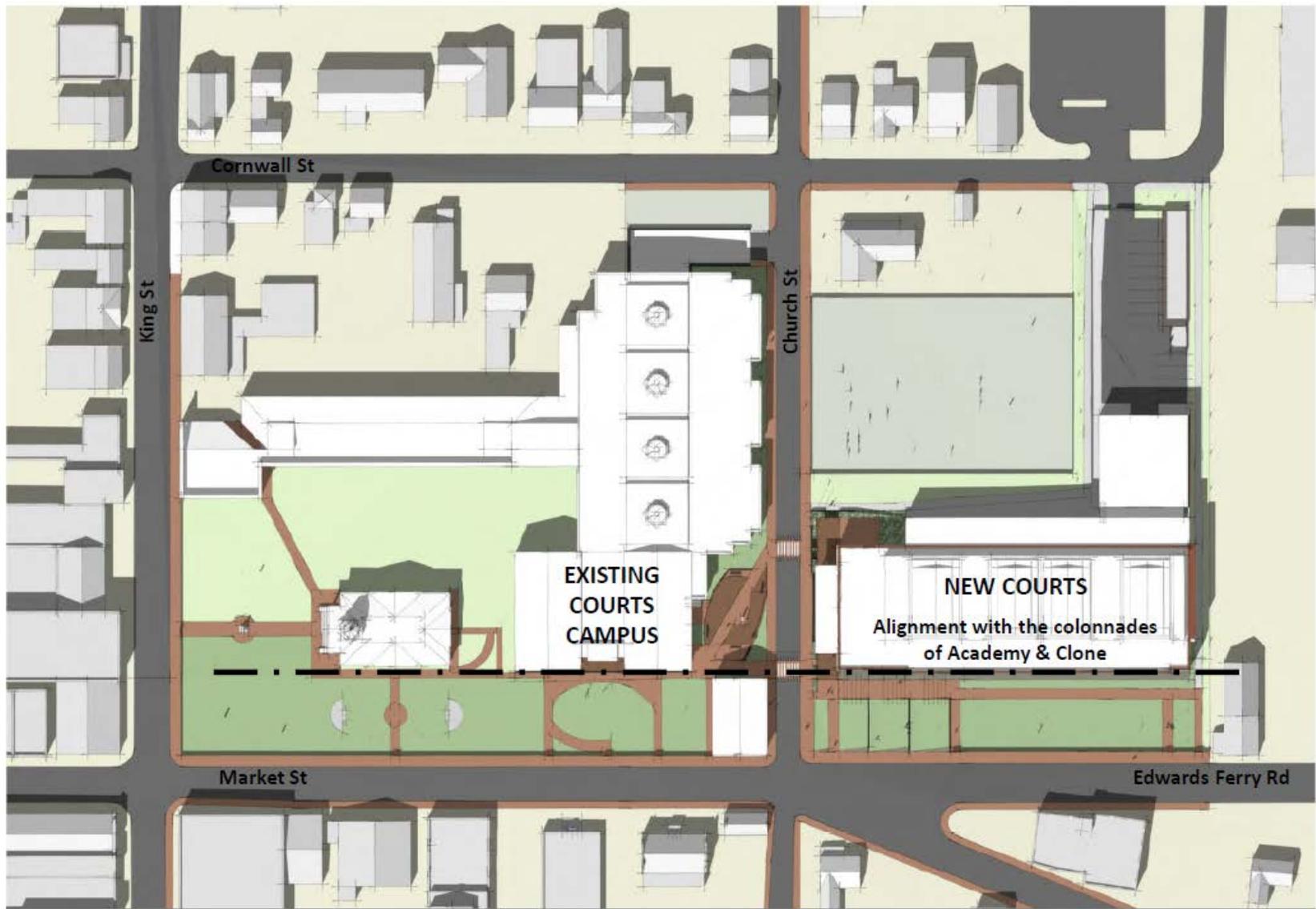
2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - SETTING – *The physical character of the property in which the building is situated, and the building's relationship to surrounding features, open space, and adjacent structures.*
-

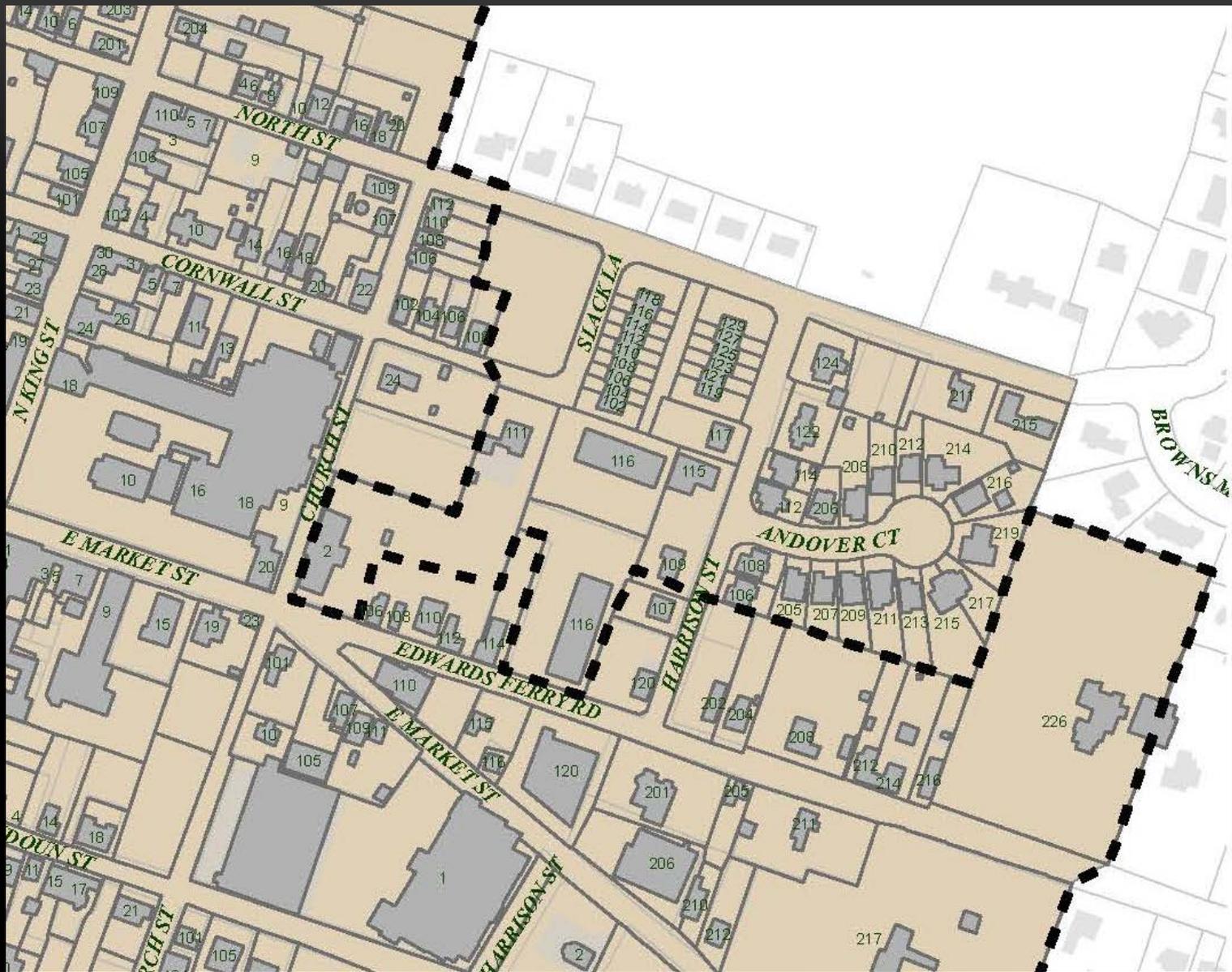
SETTING:

- All 4 buildings, individually and collectively, substantially contribute to the creation of setting on this block and on Edwards Ferry Road.
- Demolition will completely destroy the integrity of historic setting.
- Depending on where it is moved, relocation of a building will diminish or destroy integrity of setting.
- The proposed courthouse expansion, as currently designed, reconfigures the setting of this block and Edwards Ferry Road.

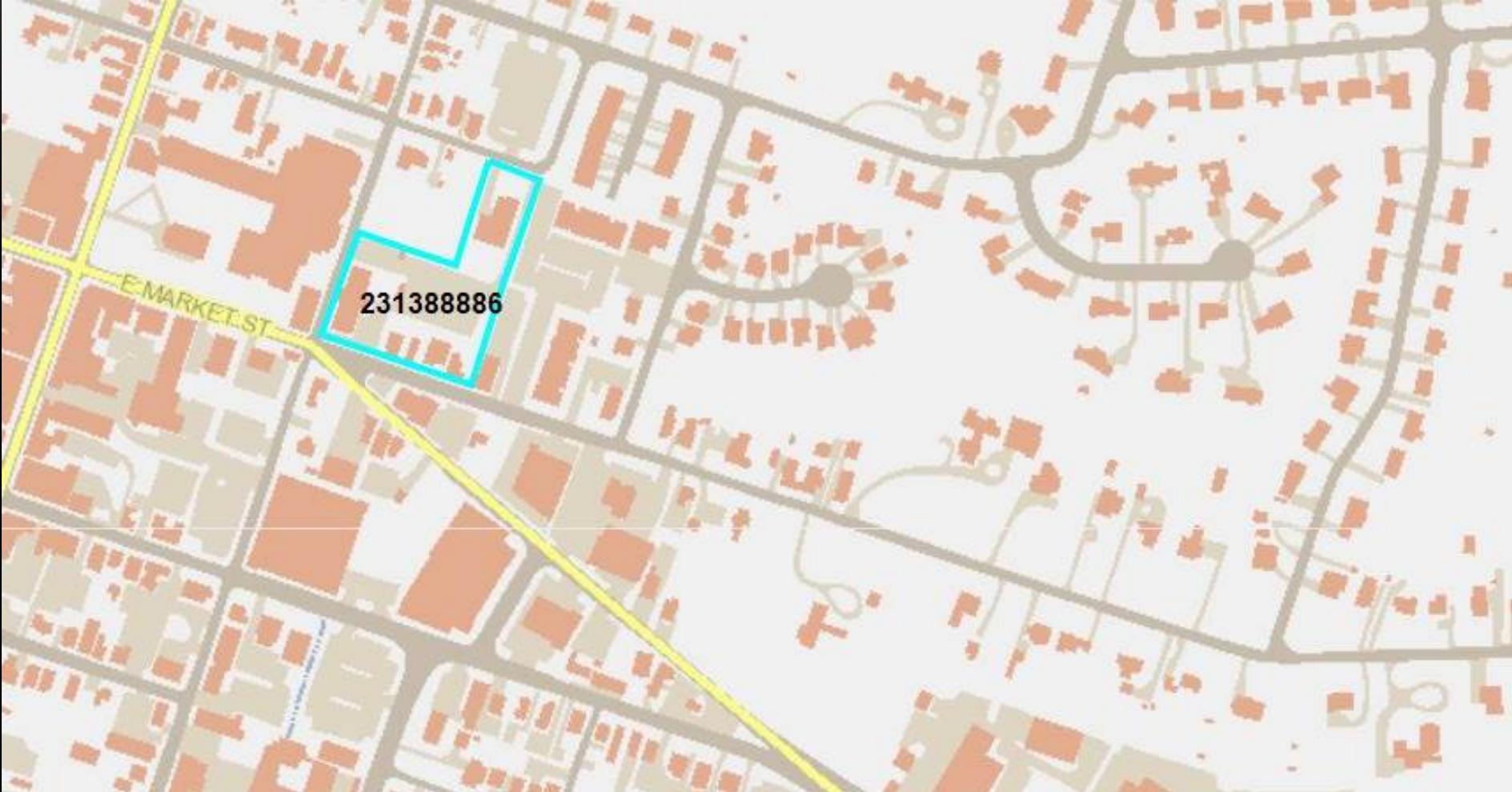


Concept 5D
Aerial along Market Street





Detail of Leesburg's historic districts



Historic development pattern along Edwards Ferry Road

2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - MATERIALS – *The choice and combination of materials reveal the preferences of those who created the property and the availability of particular types of materials and technologies that help define an area's sense of time and place. It is necessary that buildings retain key exterior materials dating from the district's period of significance.*



Components of the house that are not original



106 EDWARDS FERRY - FRONT VIEW

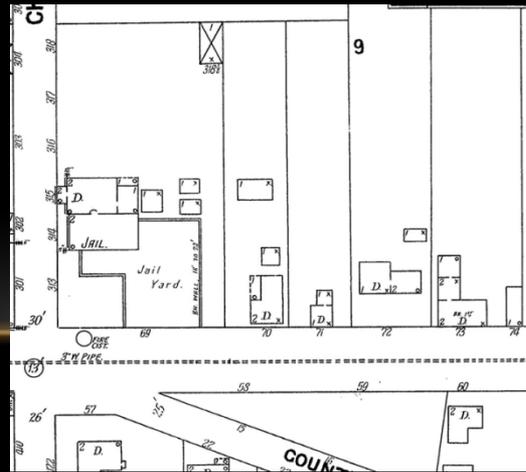
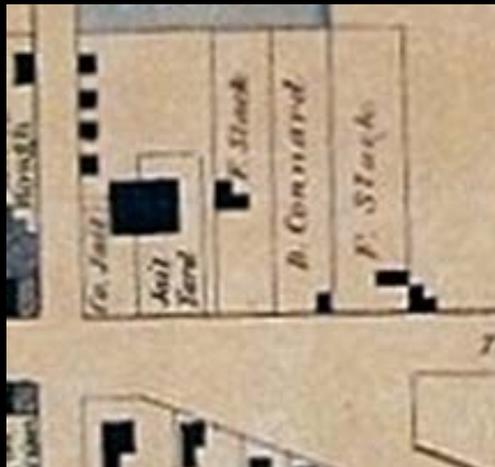
106 Edwards Ferry Road NE



Components of the house that are not original



106 EDWARDS FERRY - BACK VIEW



Jail Yard Wall?



Components of the house that are not original



108 EDWARDS FERRY - FRONT VIEW



108 Edwards Ferry Road NE

Components of the house that are not original



108 EDWARDS FERRY - BACK VIEW





Components of the house that are not original



110 EDWARDS FERRY - FRONT VIEW



110 Edwards Ferry Road NE



Components of the house that are not original



110 EDWARDS FERRY - BACK VIEW



 Components of the house that are not original



112 EDWARDS FERRY - FRONT VIEW

112 Edwards Ferry Road NE

 Components of the house that are not original



112 EDWARDS FERRY - BACK VIEW

MATERIALS:

- All 4 buildings retain integrity of materials.
- Demolition will completely destroy the integrity of materials for these historic buildings.
- Relocation of a building potentially preserves integrity of materials depending on distance moved and how it is modified/rehabilitated.
- The applicant has not yet provided information on materials proposed for the New District Courthouse building.

MATERIALS:

- It is the opinion of both the Preservation Planner and the applicant's historic resource consultant, JMA Cultural Heritage Services, that the changes made to these buildings do not impact their status as contributing resources to the Leesburg Historic District and their integrity is retained as it relates *"to the architectural and historic character of the historic district in its scale, style, size and building materials."*

2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - WORKMANSHIP – *This aspect can apply to a structure as a whole or to its individual components and provides evidence of the building's labor, skill and available technology.*
-



WORKMANSHIP:

- All 4 buildings retain integrity of workmanship.
- It appears changes to the buildings have been made under Certificate of Appropriateness procedures.
- Demolition will completely destroy the integrity of workmanship for these historic buildings.
- Relocation of a building potentially preserves integrity of workmanship depending on distance moved and how it is modified/rehabilitated.
- The applicant has not yet provided information on materials proposed for the New District Courthouse building.

2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - FEELING – Results from the presence of physical features that when considered together convey the district's historic character. For example, the original materials, design, workmanship, and setting can convey the feeling of a mid-19th century working class neighborhood or an early 20th century warehouse district.
-

FEELING:

- All 4 buildings retain integrity of feeling. Edwards Ferry Rd. currently represents an intact evolution of historic residential architecture from Church Street to Mayfair Drive.
- Demolition will completely destroy the historic integrity of feeling precedent on this block.
- Depending on where it is moved, relocation of a building will diminish or destroy integrity of feeling.
- The proposed courthouse expansion, as currently designed, will completely change the feeling for this block by extending the courthouse campus.
- The applicant is also looking to civic and academic landmarks in Virginia for inspiration.



Historic development pattern along Edwards Ferry Road

2. Does the resource contribute to the architectural and historic integrity of the property, neighborhood, and historic district?
 - ASSOCIATION – *The presence of physical features that remain sufficiently intact to link a district's historic character to an important historical event or person and to convey such to an observer.*

- ASSOCIATION – *The presence of physical features that remain sufficiently intact to link a district's historic character to an important historical event or person and to convey such to an observer.*
- ✓ Long-term ownership of the properties by the Slack family;
- ✓ The evolution of the residential streetscape in the immediate vicinity;
- ✓ The overall evolution of residential architecture along Edwards Ferry Road NE in the Town of Leesburg.

Architectural Association: 106 Edwards Ferry Road

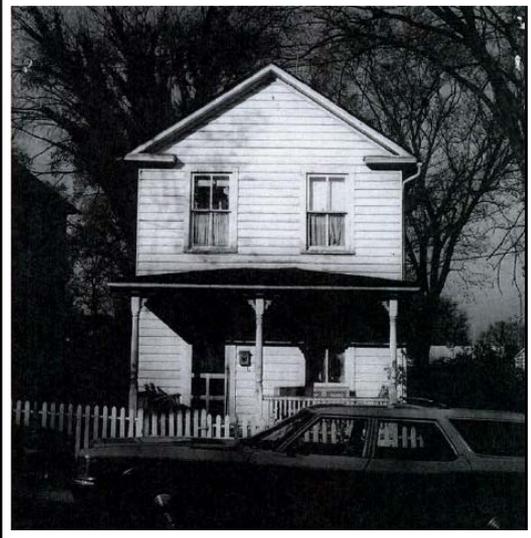


Year built: circa 1880 [1854?]

Style/Type: Frame vernacular; side-gable form (minor Italianate stylistic influences)



Architectural Association: 108 Edwards Ferry Road



Year built: circa 1870 [2nd floor: circa 1910]

Style/Type: Frame vernacular; front-facing gable form



Architectural Association: 110 Edwards Ferry Road



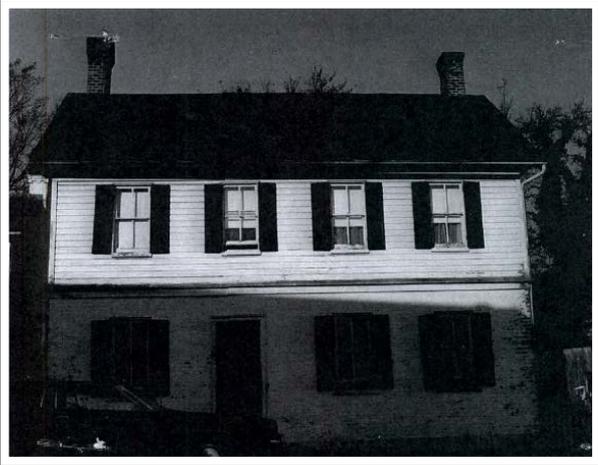
Year built: circa 1860 [c. 1830?]

Major addition: 1890s [circa 1910]

Style/Type: Frame vernacular; side-gable form (minor Queen Anne stylistic influences)



Architectural Association: 112 Edwards Ferry Road



Year built: circa 1800 [1813-20]

Major addition: circa 1895 [before 1878]

Style/Type: Federal/Adamesque

- Only 10% of the 513 contributing buildings in the Leesburg National Register Historic District are older (assuming an 1813-20 construction date).
- Buildings of the 'Federal' architectural style (1780-1830) comprise about 10% of the contributing resources in the Leesburg historic district.



Architectural Association: 112 Edwards Ferry Road

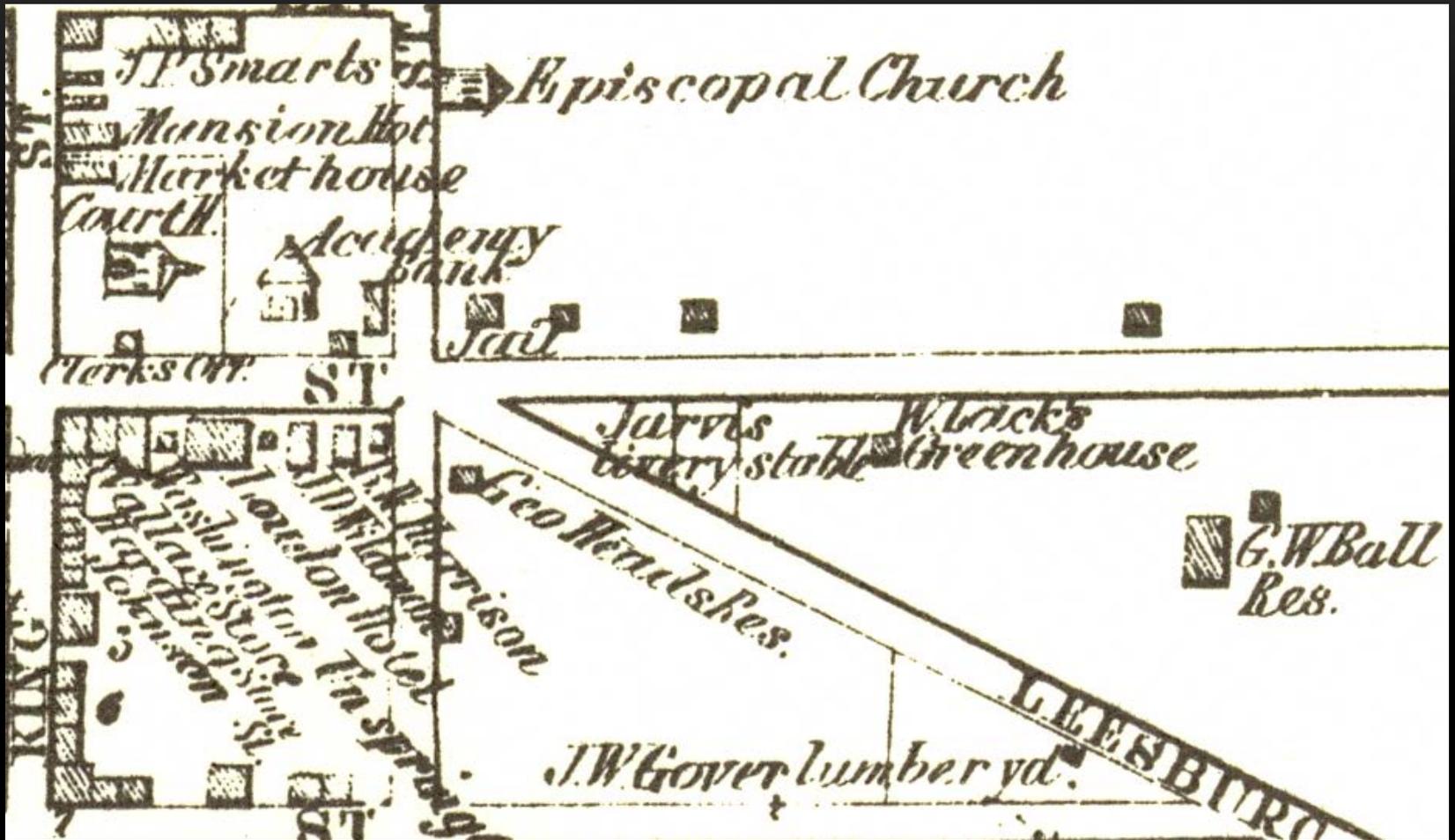


- The Federal architectural style is one of the primary, character-defining attributes of the designation for the Leesburg Historic District.
- This is one of two examples in the Leesburg Historic District of an early 19th century masonry, single-story dwelling that has a frame, second floor added as a later historic addition.
- The Leesburg NR nomination identifies this building as one of five Federal-style urban form dwellings in the district noteworthy for features indicative of this architectural style including:
 - Brick laid in Flemish bond on the façade with 5-course American or Common bond on the sides and rear;
 - Flat, brick jack arches over doors and windows; and
 - Vertical emphasis to window openings on the first floor.

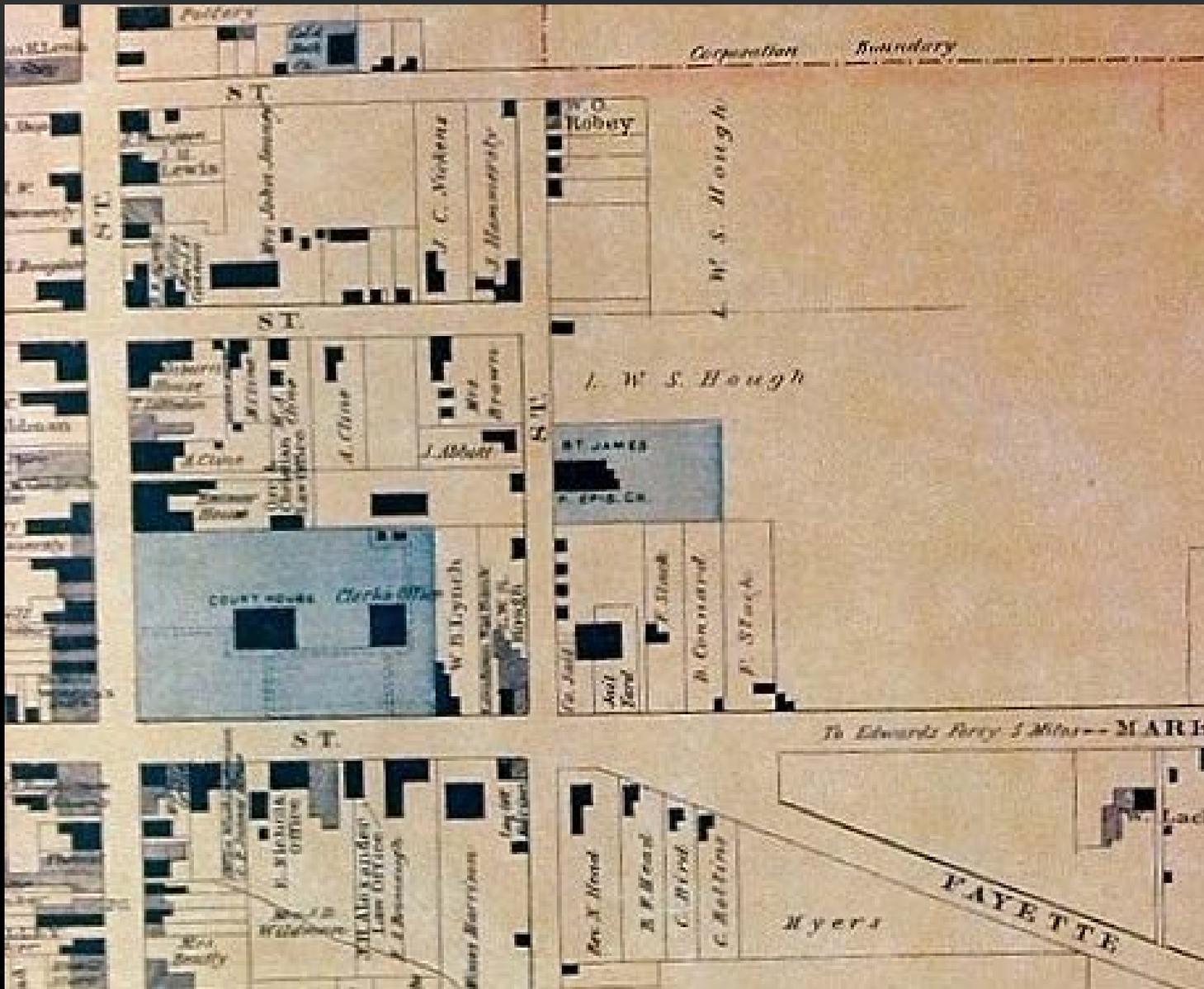
Architectural Association: 112 Edwards Ferry Road

- The original masonry portion of the building is contemporary with:
 - The 'Bank of the Valley' building (1805-17);
 - The Harrison House, 19 East Market Street (circa 1820); and
 - The Harrison Law Office, 23 East Market Street (circa 1800).

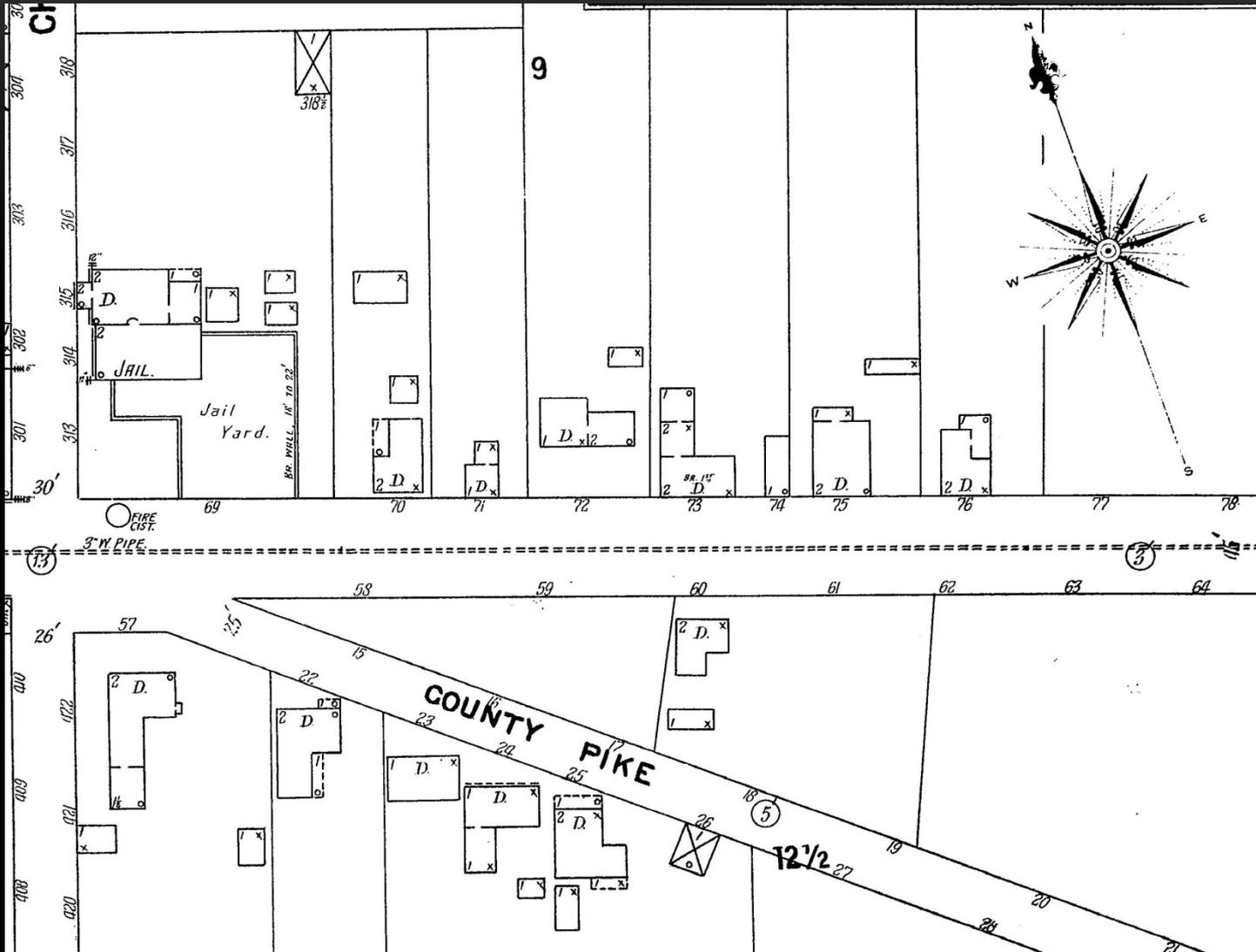




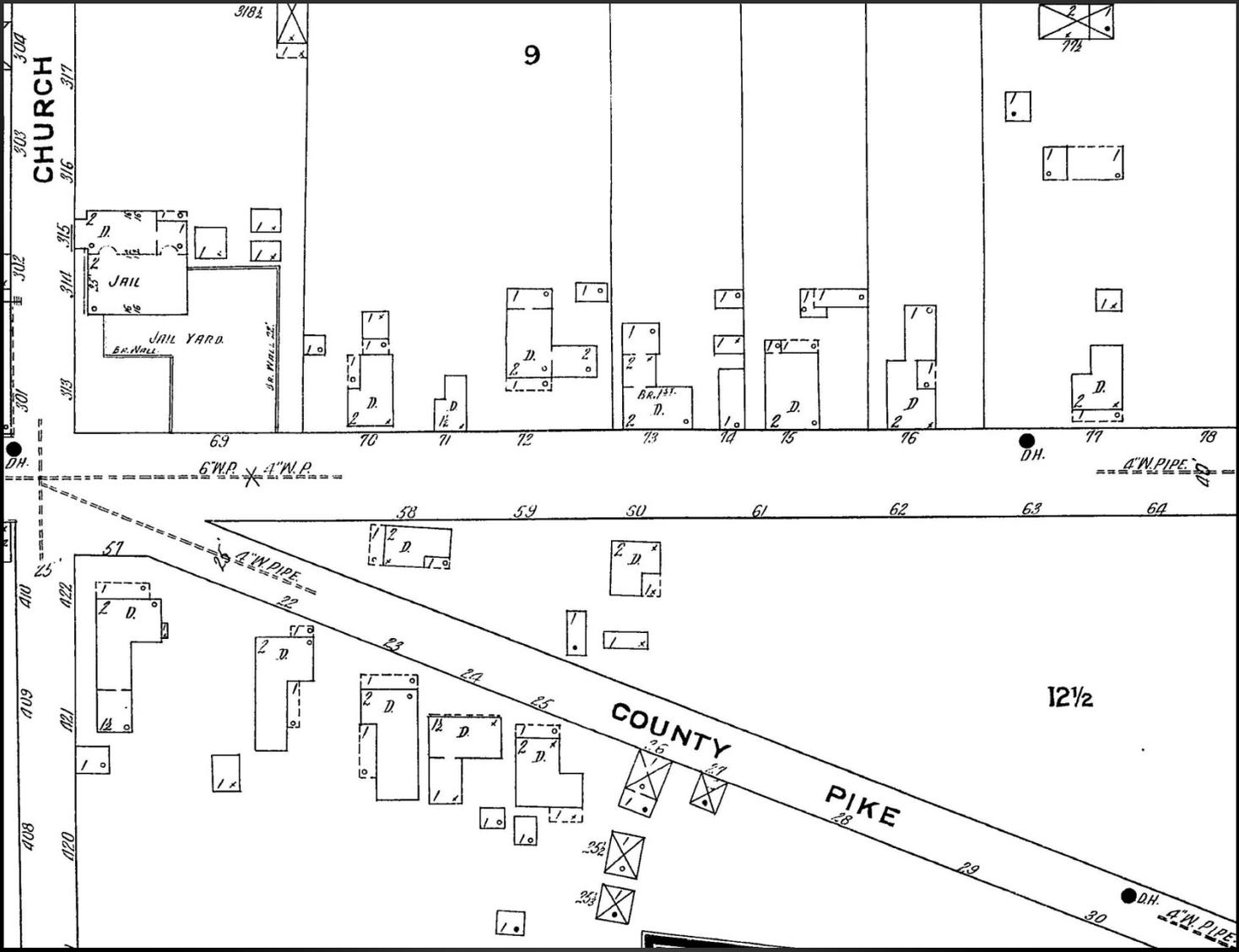
1854 Yardley Taylor Map (courtesy of Balch Library)



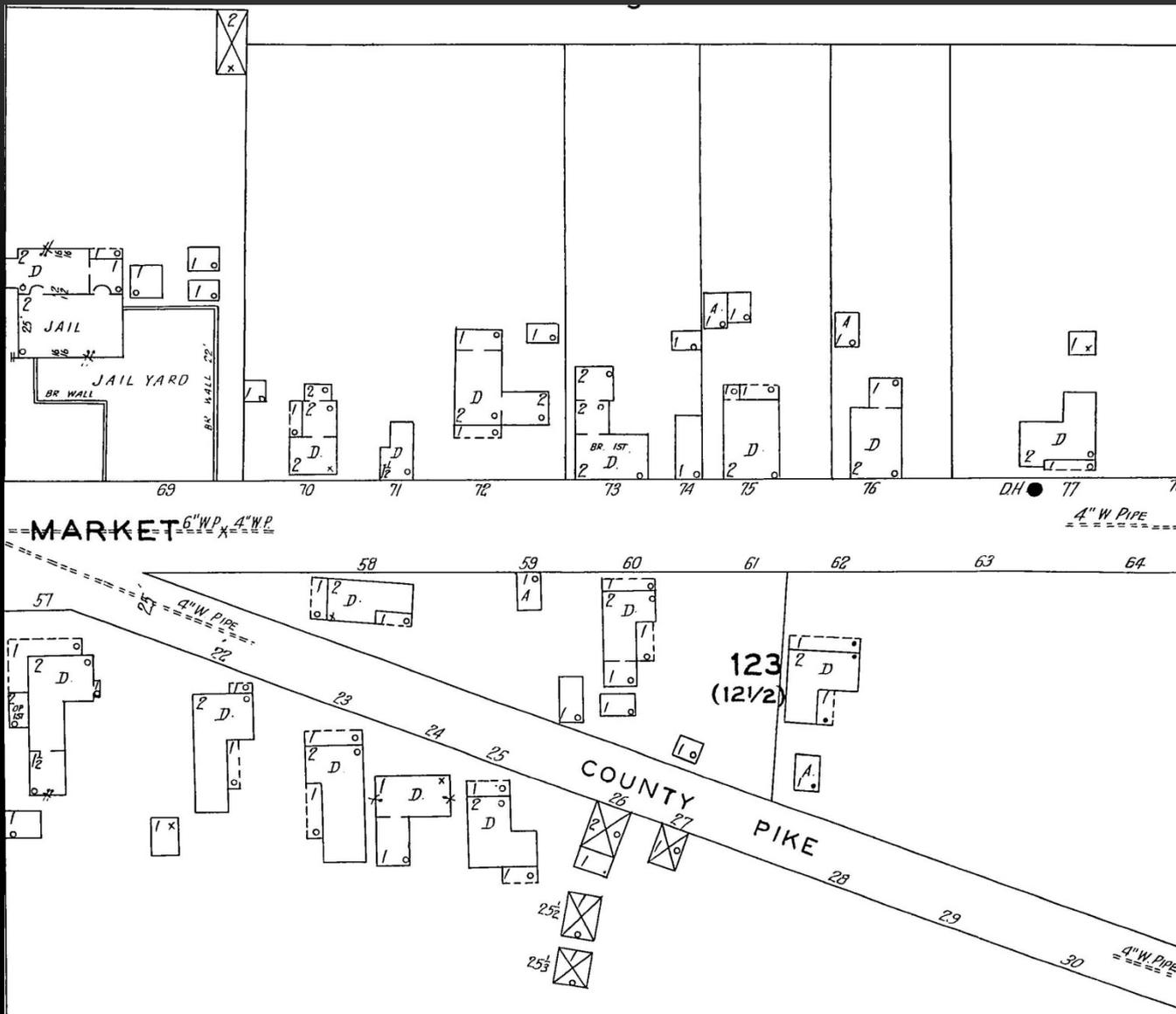
Grey's 1878 Map of Leesburg (courtesy of Balch Library)



1899 Sanborn Fire Insurance Map (courtesy of Balch Library)



1912 Sanborn Fire Insurance Map (courtesy of Balch Library)



1930 Sanborn Fire Insurance Map (courtesy of Balch Library)

Historical Association: The Slack Family

112 Edwards Ferry Road

- 1857 – purchased by Elizabeth Snyder, sister of Catherine Snyder Slack
- 1860 – dwelling occupied by Fenelon Slack and Catherine Snyder Slack w/ their 4 children: Olivia Jane, George W., Lloyd, and Sarah Elizabeth
- 1870s – major frame addition(s) made to dwelling by Slack family
- 1900 – dwelling occupied by Lloyd Slack and wife, Carrie, w/ their 2 children: Lloyd Fowler and Mary Louise
- 1926 – Lloyd Fowler Slack and Mary Louise Slack Hutchinson inherit property from Lloyd Slack (father)

106 Edwards Ferry Road

- 1874 – purchased by Lloyd Slack (Sr.) “for use by his mother”
- c.1912 – Catherine Snyder Slack passes

Historical Association: The Slack Family

108 Edwards Ferry Road

- 1875 – purchased by Olivia Jane Slack Smale
- 1880 – dwelling occupied by Olivia Jane (widow) and her two daughters
- 1900 – sold to Sarah Elizabeth Slack Dawson
- 1931 – James Dawson inherits property from Sarah Elizabeth Slack Dawson (wife)

110 Edwards Ferry Road

- 1876 – purchased by Lloyd Slack (Sr.)
- c.1900 – major frame addition made to dwelling by Slack family
- 1926 – Lloyd Fowler Slack and Mary Louise Slack Hutchinson inherit property from Lloyd Slack (father)



ESTABLISHED 1871

M Peoples National Bank

LEESBURG, VA. Est. 1871

SAVING BANKS
 TRUST COMPANIES
 INSURANCE COMPANIES
 LIFE AND ACCIDENT INSURANCE
 FIRE INSURANCE
 REAL ESTATE BROKERS
 INVESTMENT ADVISORS

Lloyd Slack

FURNITURE AND FLOOR COVERING

LET US ESTIMATE ON WINDOW BLINDS FOR YOUR HOME

ESTABLISHED 1871

LLOYD SLACK

Funeral Director & Licensed Embalmer

LEESBURG, VA. Dec. 14th, 1933.

Funeral of Mr. Edward Corseilus by order Miss Corseilus

Funeral Expenses.

Preparing \$ 25.00

Walker Leesburg, Va. June 7th 1917

Central 1106, INC. E. Zimmerman Co., Inc. 1

PLANNING

Let us plan with you as to your new pieces of furniture. Come in, talk it over, look around, and see what our stock really DO need. You'll find that we have a splendid stock of new, durable furniture. We are careful buyers, and know what we are selling you. May be if you get the importations and vague how badly lost you'll be amid the maze of illustrations and descriptive matter of mail order houses. Besides, there's not the real pleasure of buying when you buy away from home. You are often attracted by promises of economy, and you'll find when you inspect the articles, that you do get cheapness; but nothing else.

Lloyd Slack

UNDERTAKER and EMBALMER

Agent for Hoosier Kitchen Cabinet and Globe-Wernicke Book Press

11/75

found oak desk
 Red granite
 Lloyd Slack

Lloyd Fowler Slack & Margaret Ashton Slack

Findings: Historical Significance, The Slack Family

All four properties purchased by Loudoun County from the Slack family heirs in 1980



Procedure for review of demolition requests:

"On a case-by-case basis the BAR will evaluate whether or not the demolition of any primary building will have a detrimental effect upon the immediate context of the Old & Historic District."

3. If the answer to #2 is in the affirmative for all seven criteria, then does the building retain structural integrity?

To document the building's structural condition the BAR may ask the applicant for:

- A site visit.
- Expert testimony from the applicant and/or "outside advice."
- A report that documents the building's physical condition.
- An economic and structural feasibility study for rehab and reuse.
- A relocation feasibility study (after all other alternatives are explored.)

Procedure for review of demolition requests:

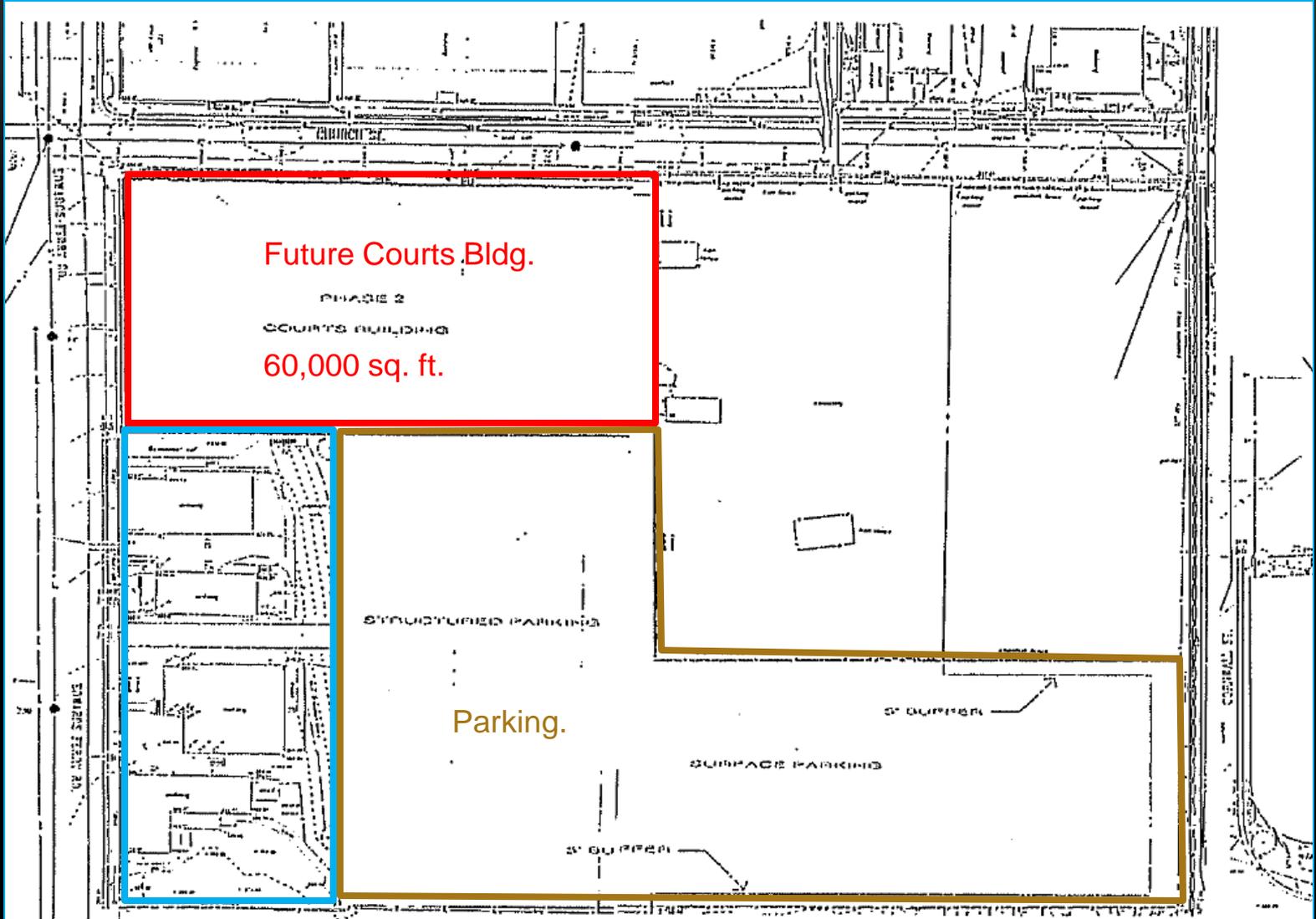
4. Consideration of Post-Demolition Plans

"The BAR shall consider, and applicants shall be required to provide, for all principal structures to be demolished, post-demolition plans for any site governed by this article and the appropriateness of such plans to the architectural character of the district."

- The Loudoun County Board of Supervisors selected a conceptual design for the New District Courthouse on January 21, 2015 (5D).
- No conceptual alternatives have been considered by the applicant that retain one or more of the contributing historic resources in place.
- Primary reasons cited by applicant for the requested demolitions include: new building design/footprint, stormwater infrastructure, staging for construction.
- A revised conceptual site plan is required (TLZM-1998-0155).

Post-demolition Plans: Previously Approved Plans

- The Concept Plan associated with the previous zoning approval for the same site approved in 1998 retained the four contributing historic buildings in place.
- The new courts facility was to be located at the same setback as the four contributing historic buildings along Edwards Ferry Road.
- The estimated size of the new courts facility at the time was 60,000 sq. ft., 35% smaller than the current programmed space of 92,000.



Future Courts Bldg.

PHASE 2
COURTS BUILDING
60,000 sq. ft.

Parking.

Exhibit C:
Phase 2 Concept Plan, Loudoun County Courts Complex Town of Leesburg 2nd Block
dated June 11, 1998, revised through June 18, 1998,
by the Loudoun County Department of General Services.

Post-demolition Plans: New Building Footprint

- The New District Courthouse is proposed with a setback similar to the other historic court buildings located on the block to the west.
- The proposed building footprint of the New District Courthouse only overlaps with one of the four contributing historic buildings.
- The applicant has stated that thirteen (13) conceptual layouts for the New District Courthouse were considered during the conceptual planning phase, none of which included the preservation of any of the four contributing historic buildings currently owned, used, and maintained by the county.



Proposed New District Courthouse

Post-demolition Plans: Conformance to Design Guidelines

- Appropriate building form for the site - Institutional Forms
- Setback
- Orientation
- Spacing
- Massing & Complexity of Form
- Height, Width, Scale & Directional Expression
- Foundations
- Roof Form
- Doors & Windows (Fenestration)
- Porches & Porticos
- Cornices
- Frontage along Edwards Ferry Road (Public open space; On-street parking)

Post-demolition Plans: Stormwater

- Proposed stormwater infrastructure and utility connections are shown where three of the four contributing historic buildings currently stand.
- The applicant states that the area where the four contributing historic buildings currently stand is also needed for staging construction of the New District Courthouse building.
- It seems arguable that stormwater infrastructure, utility connections, and construction staging could be redesigned/relocated in a manner that avoids demolition of the four contributing historic buildings.



HISTORIC HOUSES / COURTHOUSE BUILDING OVERLAP

Post-demolition Plans: Construction Staging

- The applicant states that the area where the four contributing historic buildings currently stand is also needed for staging construction of the New District Courthouse building.
- It seems arguable that construction staging could be performed in a manner that avoids demolition of the four contributing historic buildings.

Request for Other Information

- A copy of the archeological survey report prepared by John Milner Associates for the recent archeological work completed on site in 2014 should also be submitted, when available.
- Information available regarding the use of federal and state funds, non-financial assistance, and/or permit approval requirements associated with the construction of the New District Courthouse that may activate such a federal or state review.
- Several other contributing resources in the historic district are located in close proximity to the proposed construction site so staff encourages that an analysis of the anticipated impacts of demolition and new construction on other contributing historic resources be provided by the applicant.
- Historical assessment of jail yard(?) wall.

Staff Recommendation:

Staff recommends that review of the four Certificate of Appropriateness applications for demolition of the contributing historic buildings at 106, 108, 110 and 112 Edwards Ferry Road NE be CONTINUED by the Board of Architectural Review to a mutually agreed upon date that may include a series of meetings as outlined in the staff report.

Staff also strongly encourages the BAR to keep the public hearing associated with the review of this application open over the course of these meetings to allow for ongoing comment by concerned citizens and any other affected parties.

Recommended Meeting Schedule

Proposed BAR Review Schedule

February 2, 2015 – establish understanding of historic properties and reason for demolition request

- Contributing status of historic resources (architectural integrity and historical significance)
- Structural integrity of buildings (BAR request for report to further document building condition?)
- Justification for demolition (stormwater infrastructure, construction staging , new building footprint are reasons cited by applicant to date)

Recommended Meeting Schedule

Proposed BAR Review Schedule

February 18, 2015 (or mutually agreed upon date) – discussion of alternatives to demolition

- Review of building condition report, if requested by the BAR
- Demolition avoidance (BAR request for feasibility study to rehabilitate/reuse buildings in place?)
- Other mitigation possibilities and design alternatives
- Option to seek outside technical advice as per Section 3.10.7

Recommended Meeting Schedule

Proposed BAR Review Schedule

March 2, 2015 (or mutually agreed upon date) – continued discussion of alternatives to demolition

- Review of feasibility study to rehabilitate/reuse buildings in place, if requested by the BAR
- Consideration of post-demolition plans, if needed (BAR request for relocation feasibility study?)

Recommended Meeting Schedule

Proposed BAR Review Schedule

March 16, 2015 (or mutually agreed upon date) – discussion of post-demolition plans, if needed

- Review of relocation feasibility study, if needed
- Possible action taken on applications

Additional meetings to be scheduled, as needed